

Featured Property



RETAIL PAD AVAILABLE FOR SALE! FIRESTONE CROSSING LOT 2



**One of the last available pad sites near the busy intersection
of Firestone Blvd and Colorado Blvd!**



JAKE HALLAUER, CCIM
jakeh@affinityrepartners.com
(970) 663-3150



DAVID CHAKNOVA
dc@novainvest.com
(303) 440-6057

**Contact a member of the Firestone Economic Development team for more information
on this property, or other properties in the Town of Firestone!**

Paula Mehle | 303-531-6265 | pmehle@firestone.gov
Michelle Magelssen | 303-531-6263 | mmagelssen@firestone.gov

Featured Property



FIRESTONE CROSSING LOT 2

PROPERTY INFORMATION:

Size: 0.911 acres

Price: \$9.95 / SF (\$394,776)

Zoning: Neighborhood Center (NC)

Access: Signalized intersection at Firestone Blvd & Cimarron St

Location Description: Site is surrounded by thriving retailers: **McDonald's, Les Schwab Tires, Walgreens, Auto Zone, Ziggi's Coffee, and Busy Bee Preschool.**

2021 Traffic Counts: 18,524 AADT at Firestone Blvd & Cimarron St
18,520 AADT at Firestone Blvd & Colorado Blvd

Property Features:

- Infrastructure in place with utilities at or adjacent to the site.
- Proximity to Firestone Regional Sports Complex, the Firestone Trail, and Firestone Central Park may present opportunities for sports and recreation businesses.
- **Goods and services not currently located in Firestone** include shipping and printing, cards and gifts, apparel and shoes, dance studios, and craft/hobby supply stores.



Firestone Regional Sports Complex

Firestone Central Park
The park master plan includes ball and sports fields for tournaments, and other recreational and community amenities.

Contact the Economic Development team for a report showing area traffic and visitor demographic data!